

001.A

Map

0001

Block

0046.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 705,200 /

USE VALUE: 705,200 /

ASSESSed: 705,200 /

Total Card /

Total Parcel

705,200

705,200

705,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:	A			
Owner 1:	BRENNAN JUSTIN E & CAITLIN W			
Owner 2:				
Owner 3:				
Street 1:	46 MAGNOLIA ST UNIT A			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	LIN WILLIAM R & ESTHER E -		
Owner 2:	-		
Street 1:	46 MAGNOLIA ST UNIT A		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1907, having primarily Asbestos Exterior and 1232 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8244																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	701,900	3,300		705,200
Total Card	0.000	701,900	3,300		705,200
Total Parcel	0.000	701,900	3,300		705,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	572.40	/Parcel:	572.40

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	701,900	3300	.		705,200		Year end	12/23/2021
2021	102	FV	682,500	3300	.		685,800		Year End Roll	12/10/2020
2020	102	FV	672,900	3300	.		676,200	676,200	Year End Roll	12/18/2019
2019	102	FV	648,100	3300	.		651,400	651,400	Year End Roll	1/3/2019
2018	102	FV	575,300	3300	.		578,600	578,600	Year End Roll	12/20/2017
2017	102	FV	526,100	3300	.		529,400	529,400	Year End Roll	1/3/2017
2016	102	FV	522,500	3300	.		525,800	525,800	Year End	1/4/2016
2015	102	FV	425,300	3300	.		428,600	428,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIN WILLIAM R & PREVO BRIAN G & DEDHAM DEVELOPM	73509-390	2	10/23/2019		711,500	No	No		
	63966-101		7/24/2014		560,000	No	No		
	56800-304		4/29/2011		425,000	No	No		

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIN WILLIAM R & PREVO BRIAN G & DEDHAM DEVELOPM	73509-390	2	10/23/2019		711,500	No	No		
	63966-101		7/24/2014		560,000	No	No		
	56800-304		4/29/2011		425,000	No	No		

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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	63966-101		7/24/2014		560,000	No	No		
	56800-304		4/29/2011		425,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2021	204	Redo Bas	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2020	SQ Returned	JO	Jenny O
5/10/2018	Measured	DGM	D Mann
8/28/2013	Info Fm Plan	BR	B Rossignol
1/24/2012	NEW CONDO	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

